

Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department.

Construction (temporary) Best Management Practices for the project include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw bales, revegetation techniques, dust control measures, concrete truck washout areas, weekly street sweeping, and limiting the soil disturbance.

MM VI.7 The project's ground disturbance exceeds one acre and is subject to the construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System program. The applicant shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the Engineering and Surveying Department evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion- Item VI-7:

According to the Geotechnical Engineering Study prepared by Youngdahl Consulting Group, Inc. dated November 2007, the Fault Activity Map of California and Adjacent Areas (Jennings, 1994) and the Peak Acceleration from Maximum Credible Earthquakes in California (CDMG 1992), show no active faults or Earthquake Fault Zones (Special Studies Zones) located on the project site. The nearest mapped faults to the site are related to the Bear Mountains and Melones Fault Zones located from 11 to 35 kilometers east of the site. The nearest mapped active fault to the site is the Dunnigan Hills fault located about 60 kilometers to the west-northwest. The site is located within Seismic Zone 3 on the California Building Code Seismic Zone Map. The site may experience moderate ground shaking caused by earthquakes occurring along offsite faults. The structures will be constructed according to the current edition of the California Building Code, which includes seismic design criteria. Therefore, the likelihood of severe damage due to ground shaking is minimal. No mitigation measures are required.

VII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (APCD)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X

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8. Create any health hazard or potential health hazard? (EHS)		X		
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Items VII-1,2:

The project consists of a residential community and does not propose the use or storage of hazardous materials. Construction of the proposed project will likely involve the short term use and storage of hazardous materials typically associated with grading and construction, such as fuel and similar substances. All materials will be used, stored, and disposed of in accordance with applicable federal, state, and local laws. Therefore, the proposed project will not create a significant hazard to the public or the environment related to the handling, transport, use, or disposal of hazardous materials or accident or upset conditions involving the release of hazardous materials. No mitigation measures are required.

Discussion- Item VII-3:

Based upon the project analysis, the project is not expected to emit hazardous emissions.

Discussion- Item VII-4:

A Phase I Environmental Site Assessment, dated June 23, 2008, was conducted for this property by Youngdahl Consulting Group, Inc. The Environmental Site Assessment states that the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Additionally, the Environmental Site Assessment concludes that no recognized environmental conditions exist at the property and does not recommend an additional study.

Discussion- Item VII-5:

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport and therefore, the project would not result in a safety hazard for people residing or working in the project area.

Discussion- Item VII-6:

The project site is not located within the vicinity of a private airstrip and therefore, the project would not result in a safety hazard for people residing in the project area.

Discussion- Item VII-7:

The project site is located in an area determined by the South Placer Fire District not to be at risk for wildland fires and therefore would not expose people or structures to a significant risk or loss, injury or death from wildland fires.

Discussion- Item VII-8:

The project will include wetland areas and a stormwater detention/drainage system. Wetlands, ponds and stormwater detention basins and pipes, unless properly designed and/or managed, have the potential to create a significant health hazard by providing an environment conducive to breeding mosquito disease vectors. This is a potentially significant impact and will be reduced to a less than significant impact with the inclusion of the following mitigation measure.

Mitigation Measures- Item VII-8:

MM VII.1 In order to minimize potential health hazards related to mosquito breeding, the project proponent shall abide by the Placer County Mosquito Abatement District Guidelines and Standards for Vector Prevention in Proposed Developments. The project will be conditioned to allow the Placer Mosquito Abatement District to review the Improvement Plans.

Discussion- Item VII-9:

A Phase I Environmental Site Assessment, dated June 23, 2008, was conducted for this property by Youngdahl Consulting Group, Inc. The Environmental Site Assessment states that no recognized environmental conditions exist at the property and does not recommend an additional study.

VIII. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)			X	
3. Substantially alter the existing drainage pattern of the site or area? (ESD)		X		
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)			X	
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)		X		
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)			X	
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)		X		

Discussion- Item VIII-1:

The project will not rely on groundwater wells as a potable water source. Potable water for the project will be treated water from San Juan Water District. Therefore, the project will not violate water quality standards with respect to potable water.

Discussion- Item VIII-2:

The project will not utilize groundwater and will not deplete groundwater supplies. The project will ultimately allow for the construction of residential dwellings and associated driveways and paved areas that will create an impermeable surface on a portion of the property. This impermeable surface may slightly reduce the rate of groundwater recharge. However, a portion of the property will remain unimproved and the impact to groundwater recharge is less than significant. The project will be conditioned to prohibit the drilling of individual water wells for domestic or irrigation purposes. No mitigation measures are required.

Discussion- Items VIII-3,4:

The project consists of road improvements per Placer County standards for the public road extensions of Pastor Drive, a fire apparatus road, utility infrastructure, and recreation areas to serve 12 single family residential lots with lot sizes ranging from 15,000 to 26,911 square feet. A preliminary drainage report was prepared by TSD Engineering, Inc. dated September 9, 2008. The existing watershed has four shed areas that discharge along the west property boundary in existing drainage ways. The storm flows generated from the developed site are conveyed by graded sheet flows to the storm drainage system drop inlets where the flows are diverted to the detention pond before they release and resume their historical drainage paths and flows. While onsite drainage patterns are altered due to the proposed development of this site, the direction of discharge of runoff from the site remains essentially the same as pre-development conditions. The drainage within the existing riparian area along onsite Treelake tributary to Linda Creek North will remain the same with no additional flow being added to this area.

The total impervious site area is 1.31 acres or 11 percent impervious. The new impervious surfaces on this undeveloped property will increase the rate and amount of surface runoff from the site. However, the proposed drainage system design and detention basin for the new development will meet the attenuation requirements for the ten and 100 year peak flow storm event conditions. Local detention will be provided with the project construction for a total volume of 34,416 cubic feet, where only 27,360 cubic feet is needed to mitigate the project's increases to peak flow and minimize any downstream impacts. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage calculations.

Furthermore, the property proposed for development is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries (this property is in the Linda Creek North watershed) is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area include local, onsite detention to reduce post-development flows from the ten and 100 year storms to pre-development levels and flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. If fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts.

The proposed project's impacts associated with altering drainage patterns and increasing rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-3,4:

Refer to text in MM VI.1

Refer to text in MM VI.2

MM VIII.1 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on and offsite improvements and drainage easements to accommodate flows from the project. The report shall identify water quality protection features and methods to be used both during construction and for long term post-construction water quality protection. Best Management Practice measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM VIII.2 Storm water run-off shall be reduced to pre-project conditions through the installation of detention facilities. Detention facilities shall be designed in accordance with the requirements of the Placer County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of the Engineering and Surveying Department. No detention facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM VIII.3 Provide an Irrevocable Offer of Dedication on the Improvement Plans and Final Map to the satisfaction of the Engineering and Surveying Department and Design Review Committee for easements as required for access to, and protection and maintenance of, storm drainage detention facilities, as well as post-construction water quality enhancement facilities (Best Management Practices). Said facilities shall be privately maintained until such time as the Board of Supervisors accepts the offer of dedication.

MM VIII.4 The project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer

County Code.) The current estimated development fee is \$250 per single-family residence, payable to the Engineering and Surveying Department prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.

MM VIII.5 The project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$89 per single-family residence.

Discussion- Items VIII-5,6,12:

Approximately 11 percent of the 12.07 acre site will be covered with impervious surfaces including structures and pavement. The proposed construction includes approximately 1.31 acres of paved roadways with 12 residential lots. The paved subdivision roads will have curb and gutter to convey stormwater to drop inlets through drain pipes to a local detention/sedimentation pond. The project proposes to construct a gated fire apparatus road across the Linda Creek North drainage way via a con-span structure. The Treelake tributary to Linda Creek North traverses the southern property boundary and Folsom Lake is located approximately one mile east of the site. Contaminated runoff from the site has the potential for causing negative direct influence on the water quality of Linda Creek North. The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. According to the preliminary drainage report dated September 19, 2008, by TSD Engineering, Inc., drainage from the project roadways will be captured and treated via catch basin inserts in the drop inlets, vegetative cover to stabilize slopes, and the proposed sedimentation basin. Suspended sediment and pollutants will have time to settle out prior to stormwater runoff discharging from the site. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage and Best Management Practices sizing calculations. The proposed project's impacts associated with water quality degradation will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VIII-5,6,12:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VI.4

Refer to text in MM VI.6

Refer to text in MM VI.7

Refer to text in MM VIII.1

MM VIII.6 Water quality Best Management Practices shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development/ Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Department).

Storm drainage from on and offsite impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Department. Best Management Practices shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) Best Management Practices for the project include, but are not limited to: catch basin inserts, slope stabilization, revegetation, and a sedimentation basin. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

All Best Management Practices shall be maintained as required to ensure effectiveness. The applicant shall provide for the establishment of vegetation, where specified, by means of proper irrigation. Maintenance of these facilities shall be provided by the project owners/permittees.

MM VIII.7 The project is located within the area covered by Placer County's municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. Best Management Practices shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with "Attachment 4" of Placer County's National Pollutant Discharge Elimination System Municipal Stormwater Permit (State Water Resources Control Board National Pollutant Discharge Elimination System General Permit No. CAS000004).

Discussion- Item VIII-7:

The project will not utilize groundwater and does not propose to use groundwater wells. The project proposes construction of residential dwellings, which will not substantially degrade ground water quality. The project could result in urban stormwater runoff. Standard Best Management Practices will be used and as such, the potential for the project to violate any water quality standards is less than significant. No mitigation measures are required.

Discussion- Items VIII-8,9,10:

The project site is located within the area shown on the Federal Emergency Management Agency Flood Insurance Rate Map. However, there are no proposed building sites within the Federal Emergency Management Agency designated Flood Zone or Special Flood Hazard Area. The preliminary hydrologic and hydraulic study prepared by TSD Engineering, Inc. dated September 19, 2008 provided an analysis of the 100 year flood plain limits based on field cross sections to calculate the normal depth of the 100 year peak storm. The calculated 100 year water surface elevations were reasonably close to the 100 year flood plain limit as identified on the Tentative Map.

The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, as there are no levees or dams upstream in near proximity to affect this project site.

The project proposes a 32-foot by 28-foot con-span structure to cross the existing drainage way for a fire apparatus road. Construction of this fire access road will require limited grading and fill within the flood plain. The applicant has demonstrated in the preliminary grading report that the con-span structure is sized to provide approximately four feet of headwater and will carry approximately 1,000 cubic feet per second. Staff considers the flooding impacts of constructing a con-span structure to cross the existing drainage way in this developed area to be potentially significant impacts to adjacent properties. A final drainage report will be required with submittal of the improvement plans for County review and approval to substantiate the preliminary report drainage calculations.

Mitigation Measures- Item VIII-9:

Refer to text in MM VI.1

Refer to text in MM VI.2

Refer to text in MM VIII.1

Discussion- Item VIII-11:

The project will not utilize groundwater. Therefore it will not alter the direction or rate of flow of groundwater.

IX. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)			X	
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)			X	

5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)			X	
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X
7. Result in a substantial alteration of the present or planned land use of an area? (PLN)			X	
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Items IX-1,6:

The proposed project will not physically divide an established community. This is an infill project that will create 12 new residential lots in an area where adjacent properties are already built out.

Discussion- Item IX-2,7:

The project site is currently designated Rural Low Density Residential (.9 - 2.3 acres per dwelling unit) in the Granite Bay Community Plan and is zoned RS-AG-B-40 PD 1.3 (Residential Single-Family, Combining Agricultural, Combining Minimum Building Site of 40,000 square feet, Planned Development 1.3) [Approved by the Board of Supervisors December 14, 2010]. The proposed 12-lot Planned Residential Development would be consistent with the existing land use designation and zoning. Although the proposed project would require the extension of infrastructure to the site, the project is located on an infill site and these improvements would not encourage additional growth as the immediate area has already been built out. No mitigation measures are required.

Discussion- Item IX-3:

At the present time, Placer County has not adopted a Habitat Conservation Plan or a Natural Communities Conservation Plan. As such, there will be no conflict with such plans.

Discussion- Item IX-4:

The proposed project, a 12-lot Planned Residential Development, is designed in such a manner that potential impacts associated with land use compatibility (i.e. lot sizes) would be minimized. Residential lots are clustered and surrounded by large open space/common area lots. Single-family homes would be designed with natural stone, wood siding, and earth tone colors to blend in with the rural surroundings. Residential lots that abut adjacent properties would be subject to 35-foot minimum rear setback requirements, where 30-foot setbacks are typically required for parcels in similar zone districts. Existing conditions on adjacent properties would further minimize compatibility issues. A large open space area (offsite) provides a natural buffer to the residence situated to the west. The emergent marsh located in Lot A would remain in its natural state and provide a buffer to properties to the south. Two residences located to the east of the project site are located a minimum of 30 feet from the property line and are separated from the project by mature landscaping and native trees. No mitigation measures are required.

Discussion- Item IX-5:

There are currently no existing agricultural operations or timber resources occurring onsite but the property is located in an area where residential agricultural parcels exists and there is the potential that existing and future agricultural operations could be adversely impacted by the proposed development. The County has adopted a "Right to Farm" ordinance which allows existing agricultural operations to continue, in a manner consistent with the underlying zoning. A condition of project approval shall provide notification to the property owner that agricultural operations may take place on adjacent/surrounding parcels, and the approval of this project shall not impact the ability of existing and future agricultural operations to continue in a manner consistent with the underlying zoning regulations. The condition shall state, "Notification shall be provided to the property owner(s) of the County's Right to Farm Ordinance, which discloses the potential effects of residing near on-going agricultural operations. This statement shall inform the property owner(s) that farm operators have a "right to farm" their lands despite potential nuisance to neighboring properties, including noise, odors, and use of toxic and hazardous materials". A statement to this effect shall also be included in the project's CC&R's. No mitigation measures required.

Discussion- Item IX-8:

The proposed project is a 12-lot Planned Residential Development, and as designed, will not cause economic or social changes that will result in significant adverse physical changes to the environment such as urban decay or deterioration.

X. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (PLN)				X

Discussion- All Items:

No valuable, locally important mineral resources have been identified by the Department of Conservation's "Mineral Land Classification of Placer County" (dated 1995) on the project site. Development of the project would not result in impacts to mineral resources.

XI. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)		X		
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Item XI-1:

The project site is located directly adjacent to athletic fields (Oakhills and Ridgeview Elementary School) on the west side. These athletic fields include two baseball diamonds and one soccer field. Noise sources at these facilities would primarily be shouting children and cheering adults during intermittent periods of weekend sporting events, and school children playing outside during lunch and recess periods during the week. The Environmental Noise Assessment conducted by Bollard Acoustical Consultants (report dated September 8, 2008) concluded that estimated worst-case, unmitigated noise exposure from the athletic fields to the west of the project site is expected to be approximately 50 dB Leq or less at the closest proposed residential property line on the project site during busy playground activities. This level satisfies Placer County noise standards. However, to reduce the potential for

adverse reaction to noise generated at the adjacent playing fields, a condition of approval will require that all prospective residents of this development with backyards which will have a view of the school playing fields should be provided with disclosure statements informing them of potentially elevated noise levels during playing field usage by both school children and during weekend sporting events. No mitigation measures are required.

Discussion- Item XI-2:

The proposed project would introduce 12 residential lots into the area which would result in an incremental increase in ambient noise levels in the project vicinity from typical outdoor activities associated with residences, including but not limited to, conversational noise, landscape maintenance equipment, vehicle noise, etc. The potential noise impact is less than significant and no mitigation measures are required.

Discussion- Item XI-3:

Project related construction activities would result in a temporary increase in ambient noise levels in the project vicinity from sources such as earth moving equipment, transport vehicles, and general contractor equipment and operations. Implementation of the County's Noise Ordinance by limiting the days and hours of operations consistent with Placer County General Plan policies would reduce the potential impact to a level of less than significant.

Mitigation Measures- Item XI-3:

MM XI.1 Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- a) Monday through Friday, 6:00 am to 8:00 pm (during daylight savings),
- b) Monday through Friday, 7:00 am to 8:00 pm (during standard time),
- c) Saturdays, 8:00 am to 6:00 pm.

In addition, temporary signs four foot by four foot shall be located throughout the project, as determined by the Design Review Committee, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans. Essentially, quiet activities which do not involve heavy equipment or machinery may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well. The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

Discussion- Item XI-4:

The project site is not located within an airport land use plan or within two miles of a public use airport.

Discussion- Item XI-5:

The project site is not located in the vicinity of a private airstrip.

XII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)			X	
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XII-1:

The project would result in the creation of 12 residential lots which would result in an incremental increase in population in the Granite bay Community Plan area. However, this incremental increase in population is less than significant. As an infill project, there would not be any new infrastructure or services that would induce population growth in the area. No mitigation measures required.

Discussion- Item XII-2:

The proposed project will not displace any housing.

XIII. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (EHS, ESD, PLN)				X
2. Sheriff protection? (EHS, ESD, PLN)				X
3. Schools? (EHS, ESD, PLN)				X
4. Maintenance of public facilities, including roads? (EHS, ESD, PLN)			X	
5. Other governmental services? (EHS, ESD, PLN)			X	

Discussion- Item XIII-1:

No new fire protection facilities are proposed as part of the project.

Discussion- Item XIII-2:

No new sheriff protection facilities are proposed as part of the project.

Discussion- Item XIII-3:

No new school facilities are proposed as part of the project.

Discussion- Item XIII-4:

The existing project access road, Pastor Drive, is maintained by Placer County. The project proposes to extend Pastor Drive into the site and to create an emergency fire lane / apparatus road connection with Elmhurst Drive that will not be open to through traffic. The onsite subdivision roadways will be public. The addition of approximately 0.2 of a mile of new publicly maintained roadway will add to Placer County's current obligation under the maintained mileage system. However, the project will be required to establish a new Zone of Benefit within an existing County Service Area or annex to a pre-existing Zone of Benefit, as directed by County, to provide adequate funding for services to the project. No mitigation measures are required.

Discussion- Item XIII-5:

The project will not result in substantial adverse physical impacts associated with any other provision of governmental services. No mitigation measures are required.

XIV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	

2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)			X	
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Discussion- Item XIV-1:

The addition of 12 residential units would result in an incremental increase in the use of neighborhood and regional parks. However, this increase in use would not result in a substantial or accelerated physical deterioration of local park facilities and therefore would be negligible and less than significant. No mitigation measures are required.

Discussion- Item XIV-2:

The proposed project would develop pedestrian trails and landscaped open space/common area lots. These facilities are designed in a manner as to not impact native trees or the large emergent marsh located in the southern portion of the property. Construction activities related to these improvements and any potential impact on the physical environment is less than significant. No mitigation measures are required.

XV. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)			X	
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X
4. Inadequate emergency access or access to nearby uses? (ESD)			X	
5. Insufficient parking capacity onsite or offsite? (ESD, PLN)			X	
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies supporting alternative transportation (i.e. bus turnouts, bicycle racks)? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Item XV-1:

The project proposal would result in the construction of 12 new Planned Residential Development on property that is currently vacant. A Traffic Impact Analysis dated September 19, 2008, was prepared by MRO Engineers and subsequently a Supplemental Traffic Analysis and Trip Generation Comparison dated May 20, 2009 was prepared by MRO Engineers. Trip generation data was calculated using the Institute of Transportation Engineers, *Trip Generation*, Eighth Edition, 2008. Based on the trip generation methodology, the proposed 12-lot project will generate 115 average daily trips, with approximately nine weekday AM peak hour trips and twelve weekday PM peak hour trips. The project proposes a slight increase in the number of daily trips and will not significantly impact the capacity of existing local roadways.

The proposed project creates site-specific impacts on local transportation systems that are less than significant when analyzed against the existing baseline traffic conditions and roadway segment/intersection existing level of

service, however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program. The project is subject to this code and, therefore, required to pay traffic impact fees to fund the Capital Improvement Program for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the Capital Improvement Program improvements, the traffic impacts are less than significant.

Mitigation Measures- Item XV-1:

MM XV.1 The project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County Department of Public Works prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)
- C) Placer County/City of Roseville JPA (PC/CR)

The current total combined estimated fee is \$6,833 per single family residence. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XV-2:

The project proposal would result in the creation of 12 residential lots. Addition of peak-hour project traffic will have a negligible impact on the operation of the four study intersections analyzed in the Traffic Impact Analysis prepared by MRO Engineers, dated September 19, 2008. In addition, a Supplemental Traffic Impact Analysis dated May 20, 2009 was prepared by MRO Engineers to analyze the project's impact on the additional intersection of Swan Lake Drive and East Roseville Parkway. The analysis concluded that no significant changes in Level of Service are projected for this intersection. The study intersections would operate at Level of Service A or B in both AM and PM peak-hour periods. In addition, the "worst case" condition of all project generated traffic as well as all existing Pastor Drive generated traffic was analyzed at the Swan Lake Drive / East Roseville Parkway intersection. Under this "worst case" scenario, the AM peak hour and the PM peak hour Levels of Service are expected to continue to operate at the same levels of service as under existing conditions (LOS A or B). Slight changes in delay are projected at all three local intersections studied; however, the maximum increase in delay is expected to be 0.5 seconds per vehicle. This length of additional delay is essentially imperceptible to drivers. The Level of Service standard established by the Granite Bay Community Plan for roads affected by project traffic will not be exceeded as a result of the project. Cumulative impacts of increased traffic in the Granite Bay area will be mitigated by the payment of traffic impact fees. No mitigation measures are required.

Discussion- Item XV-3:

The project proposes a County standard roadway extension of Pastor Drive, a public road, into the site. There are no increased impacts to vehicle safety as a result of project design features. This is an in-fill project extending an existing residential subdivision roadway. Planned residential uses are compatible with the type of roadway improvements proposed. No mitigation measures are required.

Discussion- Item XV-4:

The project proposes an extension of a public road, Pastor Drive, into the site. The project proposes a 20 foot wide paved fire apparatus / emergency vehicle access road (Option A) within a 25-foot wide easement to be constructed between Elmhurst Drive and the extension of Pastor Drive. This will not be open to through traffic; it will only be used by fire and emergency response personnel, as well as utility service vehicles. Currently, two heritage cottonwood trees sized at 48 inches and 60 inches in diameter grow within the proposed fire apparatus road alignment with Elmhurst Drive. The project proposes to remove these trees to allow the 25-foot fire access and public utility easement.

A gate will be constructed at the Elmhurst Drive end of the fire lane, enabling fire access to the project site and the local community to assist in a more timely response from the South Placer Fire Protection District Station 15 on East Roseville Parkway when needed. The Engineering and Surveying Department requires that the South Placer Fire Protection District review and sign the Improvement Plans. Alternatively to the Elmhurst Drive fire lane road construction as required by South Placer Fire, Placer County may require the project to construct an emergency vehicle access, ingress, and egress, paved roadway connection to the northern property line to Sky View Lane, a private roadway. (Option B) This would satisfy the County's Land Development Manual requirement for a secondary access road due to the maximum length of a dead-end road being exceeded with the project. No mitigation measures are required.

Discussion- Item XV-5:

The proposed project would create 12 residential lots, each of which would be required to provide off-street parking for two vehicles (not including garage spaces) in conformance with Section 17.54.060 of the Placer County Zoning Ordinance (Parking Standards). Additionally, on-street parking would be provided along one side of the street to provide improved access to onsite recreational facilities. Conditions of Approval to ensure that two off-street parking spaces are provided for each residence, and red curbing with "No Parking" and "Fire Lane" markings are included on the project's improvements plans will be required. No mitigation measures are required.

Discussion- Item XV-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. Within the project, a series of connected pedestrian sidewalks and pathways are proposed immediately adjacent to the proposed public roadway extensions as well as separated from the road and meandering through open space landscaped areas. A pathway is proposed to connect to the school property along the western project boundary through the open space Lot B, north of the detention pond.

Discussion- Item XV-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation.

Discussion- Item XV-8:

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVI. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)			X	
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)		X		
3. Require or result in the construction of new onsite sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)			X	

Discussion- Item XVI-1:

The type of wastewater to be produced by this development is typical of residential wastewater already collected and treated within Sewer Maintenance District 2. The treatment facility is capable of handling and treating this type of wastewater to the treatment requirements of the Central Valley Regional Water Quality Control Board. No mitigation measures are required.

Discussion- Item XVI-2:

The Enclave at Granite Bay subdivision project is located within Sewer Maintenance District 2. Wastewater flow from the project area is treated at the City of Roseville's Dry Creek Wastewater Treatment Plant. The project proposes to construct a public gravity sewer system to provide service to the 12 residential lots. The proposed project will tie into the existing 16 inch sewer line located within Elmhurst Drive. The construction of new wastewater collection and conveyance facilities onsite will not cause significant environmental effects. However, the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b) has identified a downstream pipe capacity deficiency that results from the build-out peak wet weather flow scenario in portions of the 15 inch trunk sewer identified as Area A. This area is located upstream of the Old Auburn Pump Station and permanent flow monitoring site in Placer County. This 15 inch trunk sewer serves the southern portion of Granite Bay and the extreme southeast corner of Roseville. Based on RMC TM 3b, four of these pipe reaches are under surcharge conditions for a period of approximately one hour during the current peak wet weather flow scenario. Under the buildout peak wet weather flow scenario, thirteen pipes reaches within Area A experience surcharging up to three feet for approximately 18 hours due to hydraulic capacity deficiencies. Surcharging occurs when the hydraulic gradeline is above the crown of the pipe, indicating that the pipe would be flowing under pressure during surcharge conditions instead of gravity flow. Relief sewers would be considered as the potential capital project to eliminate surcharging under peak wet weather flow conditions. An 18 inch replacement sewer is recommended in the RMC TM 3b (Improvement Project 1) to improve the hydraulic deficiencies identified in Area A.

The cost of the Capital Improvement Project 1 is to be borne by the upstream users. The proposed Enclave subdivision project is an upstream user that proposes an increased density of 6 units over the base zoning. Therefore, staff finds that the increase in density further impacts the existing capacity deficiency and the project's impacts associated with sewer collection will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item XVI-2:

MM XVI.1 The applicant shall pay a mitigation fee of one thousand, seven hundred dollars (\$1,700.00) per equivalent dwelling unit, or as otherwise approved by the Environmental Engineering Division, prior to Improvement Plan approval, toward the cost of the future Capital Improvement Project 1 (including design and construction management along with actual construction costs) as identified in the RMC Technical Memorandum Trunk Sewer Hydraulic Analysis (TM 3b). The Environmental Engineering Division will use this money to reduce surcharging within Area A by replacement, and/or rehabilitation of existing sewer infrastructure in Area A. The payment of this mitigation fee will be required prior to Improvement Plan approval.

Discussion- Item XVI-3:

The project will be served by public sewer service and will not require or result in the construction of new onsite sewage disposal systems.

Discussion- Item XVI-4:

The project proposes storm drainage collection and conveyance for the onsite roadways. Runoff will be collected in a detention basin to be constructed with the project improvements. No mitigation measures are required.

Discussion- Item XVI-5:

San Juan Water District is the agency charged with providing treated water service and has indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of "Will-Serve" letters from each agency. No mitigation measures are required.

Discussion- Item XVI-6:

The agency charged with providing treated sewer service has indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. Typical project conditions of approval require submission of a "Will-Serve" letter from the agency. No mitigation measures are required.

Discussion- Item XVI-7:

Solid waste in the project area is collected by Auburn Placer Disposal Service and processed at the Western Regional Materials Recovery Facility. This landfill has sufficient permitted capacity to accommodate the project's solid waste disposal needs. No mitigation measures are required.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential for impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause the potential for substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input checked="" type="checkbox"/> California Department of Fish and Game	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input checked="" type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input checked="" type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input checked="" type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Department, EJ Ivaldi, Chairperson
 Engineering and Surveying Department, Rebecca Taber, P.E.
 Environmental Engineering Division, Wastewater, Janelle Heinzler
 Department of Public Works, Transportation
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Tom R. Thompson
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Placer County Fire/CDF, Bob Eicholtz, Brad Albertazzi

Signature

Michael Wells

Date

April 22, 2011

Michael Wells, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES:

The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Suite 190, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Department	<input checked="" type="checkbox"/> Acoustical Analysis
		<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input checked="" type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input checked="" type="checkbox"/> Wetland Delineation
		<input checked="" type="checkbox"/> Environmental Noise Assessment
		<input type="checkbox"/> _____
	Engineering & Surveying Department, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input checked="" type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input checked="" type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input checked="" type="checkbox"/> Traffic Study
		<input checked="" type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input checked="" type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment

		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Air Pollution Control District	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input checked="" type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> URBEMIS Model Output
		<input type="checkbox"/> _____
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____
	Mosquito Abatement District	<input type="checkbox"/> Guidelines and Standards for Vector Prevention in Proposed Developments
		<input type="checkbox"/> _____

**Mitigation Monitoring Program –
Mitigated Negative Declaration – “The Enclave at Granite Bay (PSUB T20080329)”**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

Standard Mitigation Monitoring Program (pre project implementation):

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Mitigation Measures #'s III.1; VI.1, 2, 3, 4, 5, and 6; VIII.1, 2, 3, 4, 5, 6, 7, and 8; and IV.7.

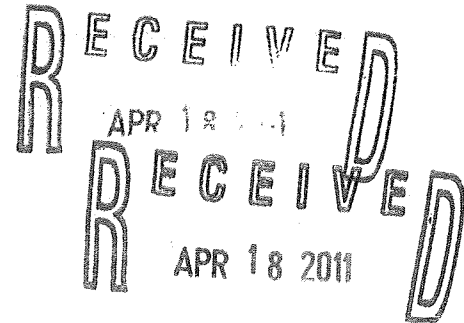
Project Specific Reporting Plan (post project implementation):

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County code, Environmental Review Ordinance- “Contents of project specific reporting plan.”

The following reporting plan has been adopted for this project and is included as conditions of approval on the discretionary permit:

Mitigation Measures #'s IV-1,2,4,5, and 6; VII.8, and 9; XI.1; XV.1; and XVI.1.

COUNTY OF PLACER
GRANITE BAY MUNICIPAL ADVISORY COUNCIL
P.O. BOX 2451
GRANITE BAY, CA 95746-2451
COUNTY CONTACT: ADMINISTRATIVE AIDE (530) 889-4010



April 13, 2011

Honorable Chairman Gerry Brentnall
And Members of the Planning Commission
Placer County Planning Commission
3091 County Center Drive, Suite 140
Auburn, CA 95603

RE: GBMAC Consideration and Recommendations regarding "The Enclave at Granite Bay"

Chairman Brentnall:

On behalf of the Granite Bay Municipal Advisory Council (GBMAC), this letter is provided to communicate to the Planning Commission a summary of our deliberations and resulting recommendation regarding The Enclave at Granite Bay, proposed by Rancho Cortina Properties.

As you know, this project has been the subject of several GBMAC meeting discussions over the last two years and beyond, and as a result the project proposal has evolved to reflect the various concerns and considerations expressed by the community and GBMAC.

The Project Applicant and County Staff brought the current iteration of the project to the GBMAC for further consideration and action on March 2, 2011. Staff and the Applicant presented the project revisions and answered both GBMAC and audience questions. The revised proposed project that was presented was for a 12-lot PAD subdivision and tree removal permit, proposing the preservation of 46 percent of the site as open space, with lot sizes that more closely blended with the surrounding existing residential areas. Proposed access was restricted to only Pastor Drive, with EVA-only access off of Elmhurst Drive.

The nature of questions and concerns discussed by the GBMAC included setbacks from adjacent property lines, allowable home square footages, consistency with surrounding development densities, access considerations, considerations for screening landscaping between existing homes and proposed lots within the setbacks areas of the proposed lots; setbacks for secondary or appurtenant structures in the rear and side yard (such as pools and pool equipment); safety and maintenance concerns regarding the large Cottonwood tree; and the extent of dialogue between the Applicant, Staff and the surrounding residents.

Following extensive deliberation and input from the Staff, Applicant and Public, the GBMAC moved to recommend approval (7-0) of the project as proposed (including the proposed subdivision plan and related tree removal permit) by the Planning Commission with the following stipulations:

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ATTACHMENT E

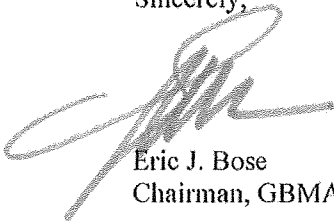
- 1) Mandate through applicable conditions of approval and restrictions on subsequent building permit issuance that a minimum 35-foot structural setback on all proposed lot areas adjacent to surrounding existing lots;
- 2) That a minimum of 10 feet along any such perimeter property line within a proposed lot be planted with evergreen tree and shrub species (preferably Coast Redwood (I thought staff said they did not think we could tell them exactly which tree to plant, but could say an evergreen tree) to effectively screen views between existing and proposed homes at plant maturity, and that such landscaping be installed as a condition of issuance of a final certificate of occupancy for each proposed residential structure;
- 3) That all other existing County zoning setback provisions will apply to the subject setback areas subject only to no encroachment of a solid landscape planted area no less than 10 feet of width measured from property line.

We greatly appreciate your diligent consideration of these issues and recommendations, and hope that you will support our recommendations.

We also greatly appreciate the extent to which the Applicant has worked with us and the Granite Bay community to shape their proposal to maximize its greatest consistency within the Treelake area. The general consensus from the GBMAC members was that the revised project design and provisions were tastefully and thoughtfully conceived and proposed.

Thank you for the opportunity to review this project, to work with the community and to provide you with our input. Please contact me or any other GBMAC Member if we can be of further service in explaining our process and deliberations,

Sincerely,



Eric J. Bose
Chairman, GBMAC

C: Honorable Kirk Uhler, Supervisor, District 4
Ms. Linda Brown, District 4 Field Representative and GBMAC Administrator
Mr. John Thacker, Vice Chairman, GBMAC



South Placer Fire District

6900 Eureka Road
Granite Bay, California 95746
(916) 791-7059
fax (916) 791-2199

Board of Directors

Craig Powell
Madeline Kiliany
Gregary Grenfell
Dave Giblin
Mike DeLaurentis

Fire Chief

Tony Corado

An Organization Committed To The Well-being Of The South Placer Community

May 25, 2011

Rebecca Taber
Senior Civil Engineer
Placer County Engineering and Surveying Department
3091 County Center Dr., Suite 120
Auburn, CA 95603

Re: Fire Apparatus Access Road, Enclave Subdivision, Granite Bay

South Placer Fire is continually evaluating the circulation patterns throughout the District as new construction is proposed. The District's goal is to provide quicker response and arrival to emergencies within the District based on adopted Standards of Coverage. In providing a timely response to Enclave, the more direct route from Elmhurst Drive to Pastor Drive is a positive solution while enhancing a higher standard of service for the Chelshire Downs Road, Crocker Road and Pastor Drive areas.

The South Placer Fire District is requesting Placer County to accept "Area A" as noted on the Revised Tentative Subdivision Map dated March 25, 2011 for fire apparatus access to the Enclave Subdivision.

Should you have any further questions please feel free to contact me at (916) 791-6611.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert Richardson", is written over a horizontal line.

Robert Richardson, Fire Marshal